

## 50A High Street, Twickenham, TW2 7LT



**Offers In The Region Of £450,000 Leasehold**



**A TRULY SPACIOUS FOUR BEDROOM APARTMENT CONVENIENTLY SITUATED ON WHITTON HIGH STREET CLOSE TO THE STATION OFFERED FOR SALE AS AN INVESTMENT OPPORTUNITY (THE TENANTS ARE KEEN TO STAY ON FOR ANY INTERESTED INVESTOR WITH THE RENT AT £2900PCM CREATING A GROSS YIELD OF 7.7%) OR FOR ANY PURCHASER LOOKING FOR LARGER THAN AVERAGE ACCOMMODATION AT A REALISTIC ASKING PRICE.**

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## FOR SALE:

This first floor apartment presents an ideal opportunity for both investment buyers and those looking for particularly spacious property at an affordable selling price. The accommodation has separate access both at street level to the front of the building or rear access across roof terracing. There is a fitted kitchen, five very spacious rooms which serve dual purpose as bedrooms or living rooms, (two having ensuite shower/wcs.) There is a further family shower room/wc and additional separate WC. Gas central heating and double glazing are also included and the decor is neutral and well presented. The lease is currently 83 Years remaining. An early viewing is highly recommended to appreciate the potential and versatility of this fine home. The tenants are keen to stay on for any interested investor with rents at £2900 pcm creating a gross yield of 7.7%

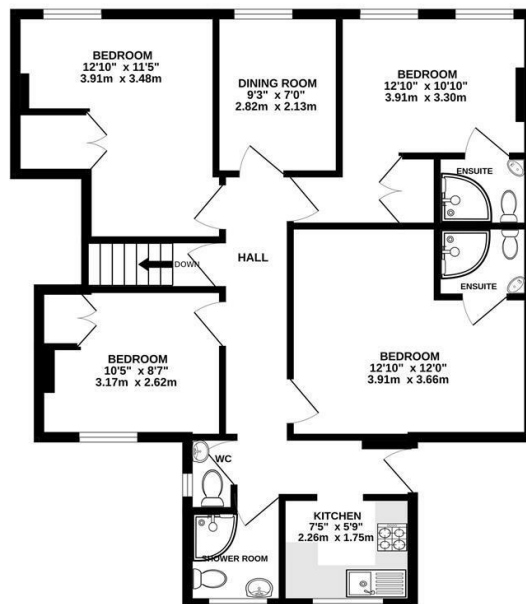
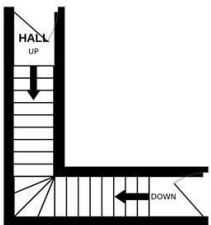
## LOCATION:

Ideally situated on Whitton High Street with its popular shops, cafes and railway station. Both Twickenham and Hounslow town centers with their more comprehensive facilities, bus, tube and rail links are also close to hand, as is the A316 providing direct access to central London and the M3/M4/M25 corridor.



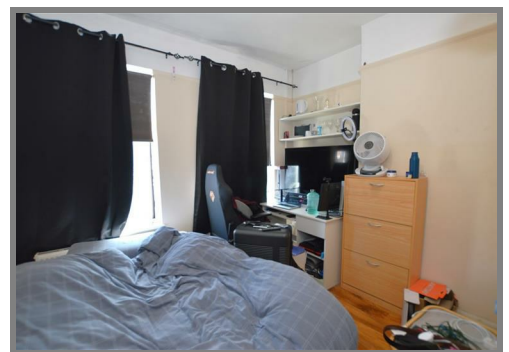
GROUND FLOOR

1ST FLOOR  
779 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 69      | 73        |
| EU Directive 2002/91/EC                     |         |           |

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.